

# TURN-KEY TELECOM, LLC

Offering a full array of Site Development Services

Site Acquisition • Land Use Entitlement • Construction Management • Tower Site Development

October 27, 2007

City of Las Vegas Current Planning Division  
731 S. Fourth Street  
Las Vegas, NV 89101

**Re: Application for an Wireless Communications Facility @ Centennial Parkway & Kevin Way – Las Vegas, NV 89149 (APN: 125-20-402-007)**

Dear Sir or Madam:

This correspondence is intended to serve as the Justification Letter in connection with InSite Towers, LLC application for allowing for the construction and operation of a multi-user Wireless Communications Facility for InSite Towers, LLC @ Storage West on the NE corner of Centennial Parkway and Kevin Way. - Las Vegas, NV 89149 (APN# 125-20-402-007).

Site Zoning Classification:

The site is located in a Services Commercial / T-C zoning district in the City of Las Vegas, which requires an applicant to obtain approval of the proposed facility as a Special Use. The parcel to the north is zoned T-C (Vacant), to the south is vacant BLM land (Clark County), to the east is zoned T-C (Vacant) and to the west is residential zoned R-MD).

Project Description:

InSite Towers, LLC is proposing to construct a new Wireless Communication Facility (Stealth Design) to include a monopole Pine Tree within Storage West approved storage use facility. The project will not affect the existing use of the property and the proposed design will blend in with the existing aesthetics of the property. The ground level equipment and the monopole Pine Tree will within the storage units hidden from public view and is not visible from any streets or residences.

Project Justification:

InSite Towers, LLC is proposing to build a co locatable stealth communication tower site which includes one (1) monopole Pine Tree capable of accommodating five (5) individual carriers. Currently there are no existing wireless communications within 600 feet of this location.

**SUP-18316**

**01/11/07 PC**

**8432 Justine Court ♦ Las Vegas, NV 89128**

**Office: (702) 430-8369**

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InSite Towers, LLC seeks to minimize the visual impact to the immediate area when searching for suitable candidates for our communication tower sites. Furthermore, our proposed installation is an unmanned facility requiring maintenance only once a month. This project was pursued because of a lack of existing tower structures to collocate on, landlord interest (LAACO LTD), site location, and the ability to locate a new facility while minimizing the impact on the surrounding area.

Section 19A.04.040(C) of the zoning code of the city of Las Vegas, sub-section "Wireless Communication Facility, Stealth Designs (All Districts)" outlines the elements that the Current Planning Division must conduct to determine the zoning requirements of this application. InSite Towers, LLC satisfies the requirements of Section 19A.04.040(C) as follows:

1. There is no residential use that exists on the property.
2. The design conforms to the definition of the term "Wireless Communication Facility, Stealth Design" as set forth in section 19A.20.020.
3. The site is not located within an area designated as a Historic Preservation District.
4. The design and location of the proposed facility is compatible with the surrounding uses in terms of scale, site design and operating characteristics, and the facility will be appropriately screened to ensure compatibility.
5. The frequencies to be used by the carriers are in conformance with Federal Communication Commission standards, as certified by a competent professional (i.e. radio frequency engineer).

Thank you for considering InSite Towers, LLC application for a new stealth communication site at Centennial Parkway & Kevin Way. InSite Towers, LLC respectfully requests approval of its Application. Please feel free to call me at (702) 430-8369 if you have any questions.

Best Regards,



Todd Fuson  
Turn-Key Telecom, LLC  
*Site Acquisition & Development*

Enclosures: 1 site plans  
Pre-application Conference Request Form

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